# INTER-OFFICE COMMUNICATION

Palm Beach County

JAN 17 1982

DATE: March 21, 1978

ALL SALES ON

PRINTED MATTER

ARE FINAL

John Sansbury, County Administrator TO: William Rutter, County Attorney Herbert Kahlert, County Engineer David Bludworth, State Attorney Basil S. Diamond, Assistant Attorney General Jim Hagerty, Sheriff's Civil Office, Richard Willie, Sheriff Richard Cleveland, Airport Ray Liberti, Planning, Zoning & Building

FROM: J. Paul Icard Comptroller/Deputy Clerk

RE: PALM BEACH COUNTY ORDINANCE NO. 78-2 KNOWN AS THE AIRPORT ZONING ORDINANCE OF PALM BEACH COUNTY, FLORIDA

In accordance with the request of the Board of County Commissioners, enclosed is a certified copy of subject Ordinance.

Signed

JPI: ph

Enc.

cc: Commissioner Medlen Commissioner Lytal Commissioner Koehler Commissioner Evatt Commissioner Bailey John B. Dunkle, Clerk Minutes Department

#### ORDINANCE NO. 78-2

ORDIMANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF LAND IN THE UNINCORPORATED AREA IN THE VICINITY OF PALM BEACH INTERNATIONAL, PALM BEACH COUNTY AIRPARK, PALM BEACH COUNTY GLADES, BELLE GLADE MUNICIPAL, PALM BEACH GAPDEUS, AND BOCA RATON MUNICIPAL AIRPORTS BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE BOUNDARIES THEREOF: PROVIDING FOR SHORT TITLE: PROVIDING FOR DEFINITIONS; PROVIDING FOR AIRPORT ZOUES AND AIRSPACE HEIGHT LIMITATIONS; PROVIDING FOR AIPPORT LAND USE RESTRICTIONS; PROVIDING FOR ADMINISTRATION AND EMFORCEMENT: PROVIDING FOR BOARD OF ADJUSTMENT; PROVIDING FOR JUDICIAL REVIEW; PROVIDING FOR PENALTIES; PROVIDING FOR CONFLICTING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE.

AMERICAS, Chapters 125 and 163, Florida Statutes, grant the authority to the Board of County Commissioners to adopt and enforce zoning regulations within the unincorporated area of Palm Beach County; and

WHEREAS, Section 333.03, Florida Statutes, mandates Palm Beach County to enact Airport Zoning Regulations; and

WHEREAS, the Legislature of the State of Florida has found that airport obstructions endanger the lives and property of users of the airport and of occupants of land in its vicinity, and also, if of the obstruction type, in effect reduces the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein; and

IMPEREAS, the Legislature of the State of Florida has declared that the creation or establishment of an airport hazard is a public nuisance and an injury to the region served by such airport; and

UHEREAS, the Legislature of the State of Florida has declared that it is necessary to the interest of the public health safety and welfare that the creation or establishment of airport hazards be prevented; and

UNIEREAS, the Legislature of the State of Florida has declared that airport hazards should be prevented to the extent legally possible by the exercise of police power without compensa-

WHEREAS, an objective of this ordinance is to discourage use of land within the accident potential bazard area that could produce a major catastrophe as a result of any aircraft crash such as high density residential use, schools, hespitals, storage of explosive material, or assemblage of large groups of people;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS FOLLOWS: Section I. Short Title.

This Ordinance shall be known and may be cited as the "Airport Zoning Ordinance for Falm Beach County."

Section IL Area of Jurisdiction.

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The area affected by this Ordinance shall be all of the unincorporated land beneath the approach, transitional, horizontal and conical surfaces of the airports listed in Section IV, together with any incorporated lands as may be included by interlocal agreement in accordance with Chapter 163, Florida Statutes, ordinance or resolution, all as authorized by Section 333.03, Florida Statutes.

As used in this ordinance, unless the context otherwise requires:

- A. AERONAUTICS means transportation by aircraft; the operation, construction, repair or maintenance of aircraft, aircraft power plants and accessories, including the repair, packing and maintenance of parachutes; the design, establishment, construction, extension, operation, improvement, repair or maintenance of airports, restricted landing areas, or other air navigation facilities, and air instruction.
- B. AIRFORT Palm Beach International, Palm Beach County Airpark, Palm Beach County Glades, Belle Glade Municipal, Palm Beach Gardens and Boca Raton Municipal Airports.
- C. AIRPORT ELEVATION The highest point of an airport's usable landing area measured in fee above mean sea level.
- D. AIRPORT OBSTRUCTION Any structure or object of natural growth or use of land which would exceed the federal obstruction standards as contained in 14 FAR §77.21, 77.23, 77.25 and 77.28 or which obstructs the airspace required for flight of

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aircraft in landing and takeoff at an airport or is otherwise hazardous to such landing or takeoff of aircraft. F. AIRPORT HAZARD means any structure or tree or use of land which would exceed the federal obstruction standards as contained in 14 FAR \$77.21, 77.23 and 77.25 (revised March 4, 1972) and which obstructs the airspace required for the flight of aircraft in landing or taking off of aircraft. F. AIRSPACE MEIGHT - To determine the height limits in all zones set forth in this ordinance, the datum shall be mean sea level elevation (ANSL) unless otherwise specified. G. ACCIDENT POTENTIAL HAZARD AREA - An area within 5,000 feet to the approach or departure end of a runway or in proximity to an airport which aircraft may maneuver after takeoff or before landing and are subject to the greatest potential to crash into a structure or the ground. H. DECISION HEIGHT - The height at which a decision must be nade, during an ILS instrument approach, to either continue the approach or to execute a missed approach. I. MINIMUM DESCENT ALTITUDE means the lowest altitude expressed in feet above mean sea level, to which descent is authorized on final approach or during circling-to-land maneuvering in execution of a standard instrument approach procedure where no electronic glide slope is provided. J. MINIMUM ENROUTE ALTITUDE - The altitude in effect between radio fixes which assures acceptable navigational signal coverage and meets obstruction clearance requirements between those fixes. K. MINIMUM OBSTRUCTION CLEARANCE ALTITUDE - The specified altitude in effect between radio fixes on VOR airways, off-airway routes, or route segments which meets obstruction clearance requirements for the entire route segment and which assures acceptable navigational signal coverage only within 22 miles of a VOR. L. NONCONFORMING USE WITHIN THE AIRPORT ZONE - Any preexisting structure or use of land which is inconsistent with the

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- M. PERSON means any individual, firm, copartnership, corporation, company, association, joint-stock association, or body politic, and includes any trustee, receiver, assignee or other similar representative thereof.
- N. RUNWAY A defined area on an airport prepared for landing and takeoff of aircraft along its length.
- O. VISUAL RUMMAY A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on an FAA approved airport layout plan, a military services approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.
- P. UTILITY RUMIAY A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.
- Q. PRECISION INSTRUMENT RUNNAY A runway having an instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an FAA approved airport layout plan; any other FAA planning document, or military service's military airport planning document.
- R. HON-PRECISION INSTRUMENT RUNNAY A runway having a non-precision instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned, and for which no precision approach facilities are planned or indicated on an FAA planning document or military service's military airport planning document.
- S. STRUCTURE Any object, constructed or installed by man, including but not limited to: buildings, towers, smoke stacks, utility poles and overhead transmission lines.

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provisions of this Ordinance or amendments thereto.

T. ZONING DIRECTOR - The official, or his authorized representative, charged with the responsibility of administering the Palm Beach County Zoning Code and this Ordinance.

Section IV. Airport Zones and Airspace Height Limitations.

In order to carry out the provisions of this ordinance, there are hereby created and established certain zones which include all of the unincorporated land lying beneath the approach, transitional, horizontal and conical surfaces as they apply to a particular airport. Such zones are shown on the Palm Beach International, Palm Beach County Airpark, Palm Beach County Glades, Belle Glade Municipal, Palm Beach Gardens, and Boca Raton Municipal Airport Zoning Maps which are on file at the Planning, Zoning and Building Department of Palm Beach County and are incorporated herein by reference.

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Zoning Map A - Palm Beach International Airport
Zoning Map B - Palm Beach County Airpark Airport
Zoning Map C - Palm Beach County Glades Airport
Zoning Map D - Belle Glade Municipal Airport
Zoning Map E - Palm Beach Gardens Airport
Zoning Map F - Boca Raton Municipal Airport

An area located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

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### 1. Public Civil Airport Height Zones and Limitations

A. Primary Zone - An area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway. No structure or obstruction will be permitted within the primary zone that is not part of the landing and takeoff area, and is of a greater height than the nearest point on the runway centerline.

The width of the primary zone of a runway will be that width prescribed in this section for the most precise approach existing or planned for either end of that runway as follows:

## Palm Beach International

- (1) Runways 09L and 27R; 1,000 feet for precision instrument runways.
- (2) Runway 13; 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths statute mile.
- (3) Runways 09R, 27L and 31; 500 feet for visual runways having only visual approaches.

#### Palm Beach County Airpark

- (1) Runway 15; 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths statute mile.
- (2) Runways 03, 21, 09, 27 and 33; 500 feet for visual runways having only visual approaches.

## Palm Beach County Glades

- (1) Runway 17; 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths statute mile.
- (2) Runways 35, 07 and 25; 500 feet for visual runways having only visual approaches.

# Belle Glade Municipal

Runways 09, 27, 18 and 36; 250 feet for utility runways having only visual approaches.

### Palm Beach Gardens Airport

Runways 17 and 35; 250 feet for utility runways having only visual approaches.

#### Boca Raton Municipal

Runways 04 and 22; 500 feet for utility runways having only visual approaches.

B. <u>Horizontal Zone</u> - The area around each civil airport with an outer boundary the perimeter of which is constructed by swinging arcs of specified radii from the center of each

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end of the primary zone of each airport's runways and connecting adjacent arcs by lines tangent to those arcs. The radius of the arc specified for each end of a runway will have the same arithmetical value. The value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the horizontal zone. No structure or obstruction will be permitted in the horizontal zone that has a height greater than 150 feet above the airport elevation. The radius of each arc is: Palm Beach International (1) Runvays 09L, 27R and 13; 10,000 feet for all runways not designated as utility or visual. (2) Runways 09R, 27L and 31; 5,000 feet for all runways designated as utility or visual. Palm Beach County Airpark (1) Runway 15; 10,000 feet for all runways not designated as utility or visual. (2) Runways 03, 21, 09, 27 and 33; 5,000 feet for all runways designated as utility or visual. Palm Beach County Glades (1) Runway 17; 10,000 feet for all runways not designated as utility or visual. (2) Runways 35, 07 and 25; 5,000 feet for all

runways designated as utility or visual.

# Belle Glade Municipal

Runways 09, 27, 18 and 36; 5,000 feet for all runways designated as utility or visual.

# Palm Beach Gardens Airport

Runways 17 and 35; 5,000 feet for all runways designated as utility or visual.

# Boca Raton Municipal

Runways 04 and 22; 5,000 feet for all runways designated as utility or visual.

C. Conical Zone - The area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet. Height limitations for structures in the conical zone are 150 feet above airport elevation at the inner boundary with permitted height increasing at a rate of one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport elevation at the outer boundary.

- D. Approach Zone An area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach zone is designated for each runway based upon the type of approach available or planned for that runway end.
- (1) The inner edge of the approach zone is the same width as the primary zone.
- (2) The approach surface extends for a horizontal distance of:

# Palm Beach International

- (a) Runways 09L and 27R: 50,000 feet for all precision instrument runways.
- (b) Runway 13; 10,000 feet for all non-precision instrument runways other than utility.
- (c) Runways 09R, 27L and 31; 5,000 feet for all visual runways.

### Palm Beach County Airpark

- (a) Runway 15; 10,000 feet for all non-precision instrument runways other than utility.
- (b) Runways 03, 21, 09, 27 and 33; 5,000 feet for all visual runways.

# Palm Reach County Glades

- (a) Runway 17; 10,000 feet for all non-precision instrument runways other than utility.
- (b) Runways 35, 07 and 25; 5,000 feet for all utility and visual runways.

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1	Belle Glade Municipal			L	(b) Runways 35, 07 and 25; 1,500 feet for that
2	Runways 09, 27, 18 and 36; 5,000 feet for all			2	end of a runway other than a utility runway
3	utility and visual runways.	17		3	with only visual approaches.
4	Palm Beach Gardens Airport	1		,	Belle Glade Municipal
5	Runways 17 and 35; 5,000 feet for all utility	1		5	Runways 09, 27, 18 and 36; 1,250 feet for that
6	and visual runways.	1		5	end of a utility runway with only visual approaches.
7	Boca Raton Municipal	1		7	Palm Beach Gardens Airport
	Runways 04 and 22; 5,000 feet for all utility	1		8	Runways 17 and 35; 1,250 feet for that end of a
8	and visual runways.			9	utility runway with only visual approaches.
9	(3) The outer width of an approach zone shall expand				Boca Raton Municipal
10	uniformly from the primary zone along the length of the approach			10	Runways 04 and 22; 1,500 feet for that end of a
11	surface to a width of:			11	runway other than a utility runway with only
12	Palm Reach International			12	visual approaches.
13	(a) Runways O9L and 27R; 16,000 feet for precision			13	(4) Permitted height limitation within the approach zones
14	instrument runways.			14	is the same as the runway end height at the inner edge and increases
15	(b) Runway 13; 3,500 feet for that end of a non-			15	with horizontal distance outward from the inner edge as follows:
16	precision instrument runway other than utility,			16	Palm Beach International
17	having visibility minimums greater than three-			17	(a) Runways 09L and 27R; permitted height increase
18	fourths of a statute mile.			18	one foot vertically for every 50 feet horizon-
19	(c) Runways O9R, 27L and 31; 1,500 feet for that			19	tal distance for the first 10,000 feet and then
20	end of a runway other than a utility runway			20	increases one foot vertically for every 40 feet
21	with only visual approaches.			21	horizontal distance for an additional 40,000
22	Palm Beach County Airpark			22	feet for all precision instrument runways.
23	(a) Runway 15; 3,500 feet for that end of a non-	•	•	23	(b) Runway 13; permitted height increases one foot
24	precision instrument runway other than utility,			24	vertically for every 34 feet horizontal distance
25	having visibility minimums greater than three-			25	for all non-precision instrument runways other
26	fourths of a statute mile.			26	than utility.
27	(b) Runways 03, 21, 09, 27 and 33; 1,500 feet for			27	(c) Runways O9R, 27L and 31; permitted height increases
23	that end of a runway other than a utility			23	one foot vertically for every 20 feet horizontal
29	runway with only visual approaches.			29	distance for all utility and visual runways.
30	Palm Beach County Glades			30	Palm Beach County Airpark
31	(a) Runway 17; 3,500 feet for that end of a non-			31	(a) Runway 15; permitted height increases one foot
32	precision instrument runway other than utility,			32	vertically for every 34 feet horizontal distance
33	having visibility minimums greater than three-			33	for all non-precision instrument runways other
34	fourths of a statute mile.			34	than utility.
	•	1		35	
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-	(b) Runways 03, 21, 09, 27 and 33; permitted height	į
-	increases one foot vertically for every 20 feet	
	horizontal distance for all utility and visual	4
	runways.	1.
-	Paln Beach County Glades	1
	(a) Runway 17; permitted height increases one foot	1
	vertically for every 34 feet horizontal distance	
	for all non-precision instrument runways other	
	than utility.	
	(b) Runways 35, 07 and 25; permitted height increases	•
	one foot vertically for every 20 feet horizontal	
	distance for all utility and visual runways.	
	Belle Glade Municipal	
-	Runways 09, 27, 18 and 36; permitted height increases	
	one foot vertically for every 20 feet horizontal	
	distance for all utility and visual runways.	
	Palm Beach Gardens Airport	i
	Runways 17 and 35; permitted height increases one	
-	foot vertically for every 20 feet horizontal distance	i
	for all utility and visual runways.	
	Boca Raton Municipal	
	Runways 04 and 22; permitted height increases one	1
	foot vertically for every 20 feet horizontal distance	
	for all utility and visual runways.	
	E. <u>Transitional Zone</u> - The area extending outward from	
	the sides of the primary zones and approach zones connecting then	1
	to the horizontal zone. Height limits within the transitional	
	zone are the same as the primary zone or approach zone at the	
	boundary line where these zones meet (i.e., level with the nearest	
	point on the runway centerline) and increases at a rate of one foot	
	vertically for every seven feet horizontally, with the horizontal	•
	distance neasured at right angles to the runway centerline and	
	extended centerline, until the height matches the height of the	
	horizontal zone or conical zone or for a horizontal distance of	
	5,000 feet from the side of the part of the precision approach	
-	zone that extends beyond the conical zone,	

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# Section V. Airport Land Use Restrictions

#### 1. Use Restrictions.

NOTWITHSTANDING any other provision of this Ordinance, no use may be made of land or water within any zones established by this ordinance in such a manner as to interfere with the operation of an airborne aircraft. The following special requirements shall apply to each use permitted by the Palm Beach County Zoning Code.

- A. All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from a public airport or in vicinity thereof.
- B. No operations from any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.

# 2. Lighting.

 NOTWITHSTANDING the preceding provisions of this section, the owner of any structure over 200 feet above ground level shall install lighting in accordance with Federal Aviation Administration Advisory Circular 70-7460-1E and Amendments thereto on each structure. Additionally, high intensity white obstruction lights shall be installed on a high structure which exceeds 749 feet above mean sea level. The high intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70-7460-1E and Amendments.

## 3. Hazard Marking and Lighting.

Any permit or variance granted shall require the owner to mark and light the structure in accordance with the FAA

Advisory Circular 70-7460-1E or subsequent revisions. The permit may be conditioned to permit Palm Beach County or the appropriate city at its own expense to install, operate and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airspace hazard if special conditions so warrant.

#### 4. Airport Noise Zones.

No person shall sell, lease or offer to sell or lease any land within the airport noise zone (100 CNR 85dBA contour) unless the prospective buyer or lessee has been given the following notice in writing by the seller or lessor or his agent:

"Noise Warning - this land lies beneath

"Noise Warning - this land lies beneath
the aircraft approach and departure routes
for (Warne of Airport) and is subject to
noise that may be objectionable."

## Section VI. Administration and Enforcement.

It shall be the duty of the Zoning Director to administer and enforce the regulations prescribed herein within the unincorporated area of Palm Beach County. In the event of any violation of the regulations contained herein, the person responsible for such violation shall be given notice in writing by the Zoning Director. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation. Should the violator fail to correct said violation, a copy of said notice shall be sent to the Codes Enforcement Board which will take necessary action to insure compliance with this Ordinance.

#### Section VII. Variances,

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Any person desiring to erect or increase the height of any structures, or use his property not in accordance with the regulations prescribed in the Ordinance, may apply to the Palm Beach County Board of Adjustment pursuant to the procedures set forth in Section 403 of the Palm Beach County Zoning Code (Ordinance No. 73-2). In addition to these requirements, no application for variance to the requirements of this Ordinance may be considered by the Board of Adjustment unless a copy of the application has been furnished to the Palm Beach County Transportation Committee within sufficient time for their review prior to the Board of Adjustment public hearing.

## Section VIII. Appeal of Administrative Decision.

Any person aggrieved, or any taxpayer affected by any decision of the Zoning Director made in the administration of this ordinance may appeal to the Board of Adjustment pursuant to Section 403.4 of the Palm Beach County Zoning Code (Ordinance No. 73-2).

# Section IX. Judicial Review.

Any person aggrieved, or any taxpayer affected, by any decision of the Board of Adjustment, may appeal to the Circuit Court as provided in Section 333.11, Florida Statutes.

## Section X. Penalties.

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Each violation of this Ordinance or of any regulation, order or ruling promulgated herein shall constitute a misdemeanor of the second degree and be punishable by a fine of not more than Five Hundred (\$500.00) Dollars or imprisonment for not more than sixty (60) days or both; and each day a violation continues to exist shall constitute a separate offense.

# Section KI. Conflicting Regulations.

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land or any other matter, the more stringent limitation or requirement shall govern and prevail.

### Section XII. Severability.

If any of the provisions of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

#### Section XIII. Inclusion in the Code,

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Palm Beach County,

1	Florida. The sections of this ordinance may be renumbered or
2	relettered to accomplish such; and the word "ordinance" may be
3	changed to "section," "article" or other appropriate word.
4	Section XIV. Effective date.
5	The provisions of this Ordinance shall become effective
6	upon receipt of acknowledgment by the Department of State of
7	Florida.
8	APPROVED AND ADOPTED by the Board of County Commissioners
9	of Palm Beach County, Florida, on the 7th day of March
10	1978.
11	PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
13	ny Ghairman Chairman
14	APPROVED AS TO FORM
16	AND LEGAL SUFFICIENCY:
17	Phil Clean Rutter 1
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2.6	Acknowledged by the State on March 17, 1978
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23	EFFECTIVE DATE: March 20, 1978 @ 3:36 P.M.
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# COUNTY OF PALM BEACH, STATE OF FLORIDA CLERK OF CIRCUIT COURT

I, John B. Dunkle, Clerk of the Fifteenth Judicial Circuit Court of the State of Florida and Clerk of the Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance to be Known as the AIRPORT ZONING ORDINANCE OF PALM BEACH COUNTY, FLORIDA - NO. 78-2.

> Given under my hand and the Seal of the Board of County Commissioners of Palm Beach County, Florida, at the County Courthouse, West Palm Beach, Florida, this the 21st day of March A.D., 1978.

> > JOHN B. DUNKLE, Clerk of Circuit Court and Clerk of the Board of County Commissioners.